

2020 JAN 28 A 8:20  
2-2780

CINDY MURRAY

ORDINANCE NO. 2020-04

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM **GB** TO **PDRS**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA:**

Section I: The Unified Zoning Ordinance of Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana is hereby amended to rezone the following described real estate situated in Wea Township, Tippecanoe County, Indiana, to-wit:

See Attachment Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from GB to PDRS.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

**PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

\_\_\_\_\_  
Nancy Nargi, Presiding Officer

ATTEST:

\_\_\_\_\_  
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Cindy Murray, City Clerk

This Ordinance approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Tony Roswarski, Mayor

Attest:

\_\_\_\_\_  
Cindy Murray, City Clerk

Exhibit A

LEGAL DESCRIPTION

A part of Section 2, Township 22 North, Range 4 West, Tippecanoe County, Indiana, and being a portion of the grantors' land, referred to as "Parcel I", described in Instrument Numbers 201212011570 and 201212011571 (all referenced documents are recorded in the Office of the Recorder of Tippecanoe County), being more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of Section 2-22-4 (per said instruments); thence South 00 degrees 38 minutes 18 seconds East 468.43 feet to the north line of said "Parcel I"; thence South 89 degrees 26 minutes 00 seconds East 525.00 feet along said north line to the point of beginning: thence continue along said line South 89 degrees 26 minutes 00 seconds East 393.74 feet to the northeast corner of said "Parcel I"; thence along the eastern lines of said "Parcel I" for the following 3 calls:

- 1) Southeasterly 205.63 feet along an arc to the left and having a radius of 348,278.41 feet (per Vester ALTA/ACSM Survey, recorded as Instrument 04029760) and subtended by a long chord having a bearing of South 58 degrees 04 minutes 56 seconds East and a length of 205.63 feet;
- 2) thence South 54 degrees 49 minutes 40 seconds West 5.22 feet;
- 3) thence South 00 degrees 03 minutes 48 seconds East 419.86 feet to the southeast corner of said "Parcel I";

thence North 89 degrees 26 minutes 00 seconds West 931.73 feet along the south line of said "Parcel I"; thence North 66 degrees 10 minutes 58 seconds East 130.00 feet; thence North 86 degrees 45 minutes 44 seconds East 244.13 feet; thence North 00 degrees 34 minutes 00 seconds East 460.00 feet; to the point of beginning and containing 7.11 acres, more or less.

THE

# Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242  
(765) 423-9154 [FAX]  
[www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc)

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

January 16, 2020  
Ref. No.: 2020-022

Lafayette Common Council  
20 N 6<sup>th</sup> Street  
Lafayette, IN 47901

## CERTIFICATION

**RE: Z-2780 IRON MEN PROPERTIES OF LAFAYETTE I, LLC – Joseph Blake (Anvil 38 PD)(GB to PDRS):**

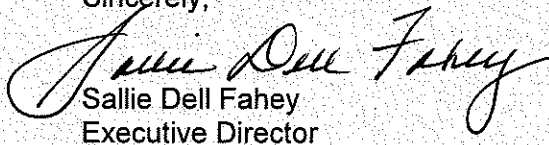
Petitioner is requesting rezoning for a two-phase, multi-family development totaling two, four-story apartment buildings containing a total of 307 units with up to 411 bedrooms and 218 surface parking spaces. Additional parking is being provided offsite by Ivy Tech (up to 112 spaces) via a parking agreement. The property is located on the south side of SR 38 E just west of its intersection with Haggerty Lane in Lafayette, Wea 2 (NE) 22-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on January 15, 2020 the Area Plan Commission of Tippecanoe County voted 14 yes - 0 no on the motion to rezone the subject real estate from GB to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Lafayette Common Council at their February 3, 2020 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/crl

Enclosures: Staff Report & Ordinances

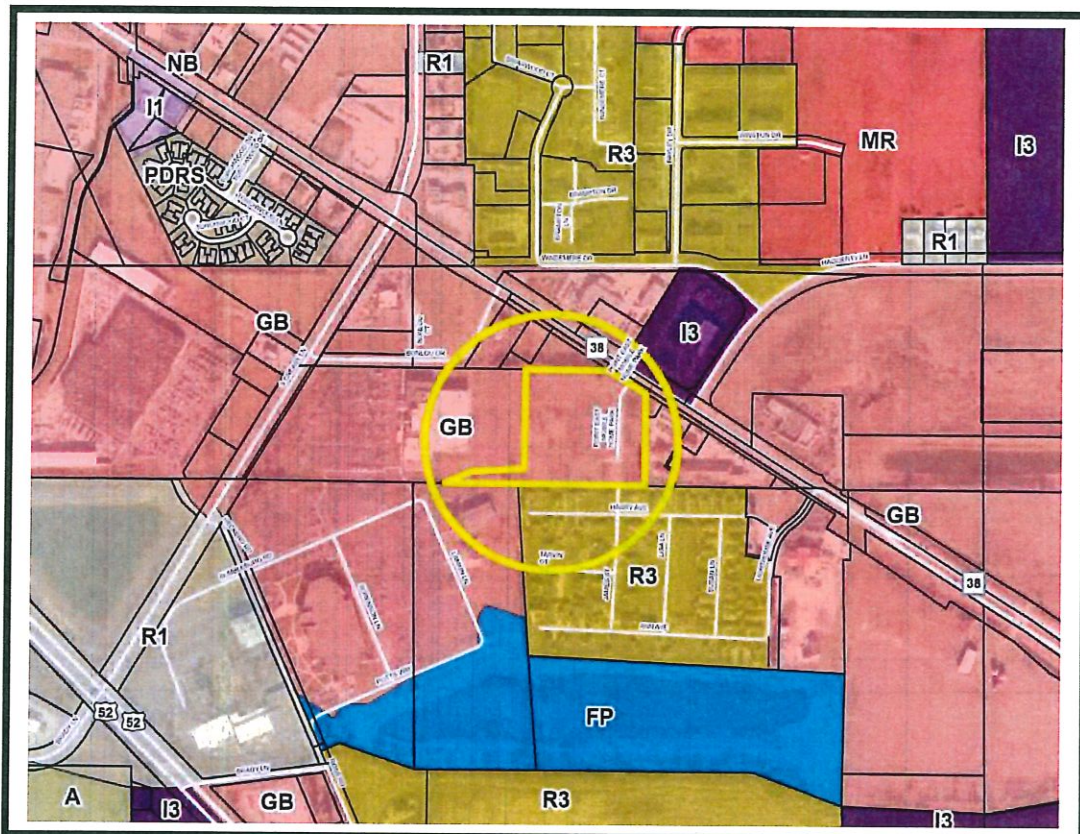
cc: Joseph Blake, Iron Men Properties of Lafayette I, LLC  
J.D Lux, The Trustees of Ivy Tech Community College of Indiana  
Jeromy Grenard, City Engineer's Office

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**Z-2780**  
**IRON MEN PROPERTIES OF LAFAYETTE 1, LLC**  
**– Joseph Blake (Anvil 38 PD)**  
**(GB to PDRS)**

**STAFF REPORT**  
**January 9, 2020**

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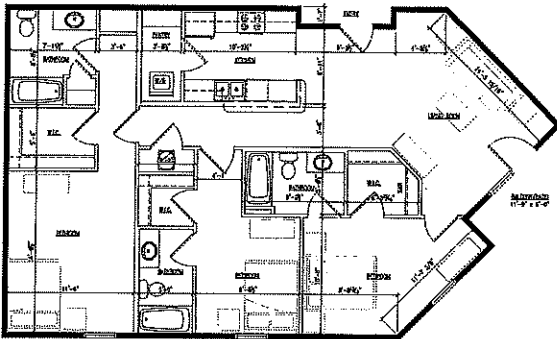


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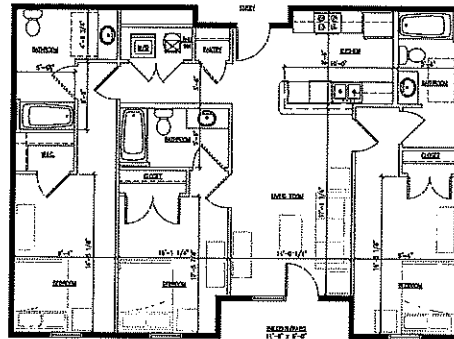


## L1



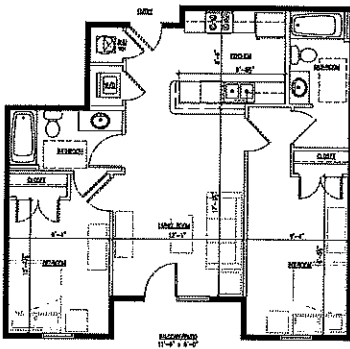
3-BED UNIT PLAN  
SCALE 1/8" = 1'-0"

130 SQ. FT.



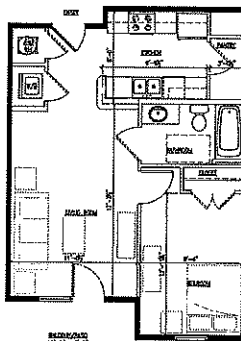
3-BED UNIT PLAN  
SCALE 1/8" = 1'-0"

134 SQ. FT.



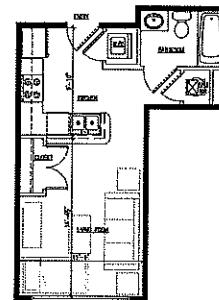
2-BED UNIT PLAN (TYPICAL)  
SCALE 1/8" = 1'-0"

89 SQ. FT.



1-BED UNIT PLAN (TYPICAL)  
SCALE 1/8" = 1'-0"

64 SQ. FT.



STUDIO UNIT PLAN (TYPICAL)  
SCALE 1/8" = 1'-0"

48 SQ. FT.



PROJECT NAME  
ANVIL 38 PLANNED DEVELOPMENT  
IRON MEN PROPERTIES  
Z-2780  
STATE ROAD 38 EAST  
LITTLE ROCK, AR 72095  
TYPED NAME COUNTY

PROJECT NUMBER  
12/23/2019  
PROJECT ADDRESS  
2018.09  
TYPICAL UNIT PLANS

NO.	REVISIONS	DATE

PROJECT NUMBER  
2018.09  
TYPICAL UNIT PLANS

PROJECT NUMBER  
2018.09  
TYPICAL UNIT PLANS

A6





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Z-2780

**IRON MEN PROPERTIES OF LAFAYETTE I, LLC  
ANVIL 38 PLANNED DEVELOPMENT  
GB TO PDRS**

**Staff Report  
January 9, 2020**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, Joseph Blake, with the consent of the owner, the Trustees of Ivy Tech Community College, is requesting PDRS zoning on approximately 7 acres for a two-phase, multi-family development totaling two, four-story apartment buildings containing a total of 307 units (72 studios, 141 1-bedroom, 84 2-bedroom, and 10 3-bedroom units) with up to 411 bedrooms and 218 surface parking spaces. Additional parking is being provided offsite by Ivy Tech (up to 112 spaces) via a parking agreement. The property is located off the south side of SR 38 E just north of its intersection with Haggarty Lane in the City of Lafayette; Wea 2(NW) 22-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is currently zoned GB as are all adjacent properties except to the south. R3 zoning is found there. There has been little rezoning or BZA actions in the immediate vicinity for some time. The area surrounding the subject property is largely commercially zoned and developed.

**AREA LAND USE PATTERNS:**

The subject property is currently unimproved and was once the site of a mobile home park. The new YMCA facility is west of the of the subject property while to the south and southwest is the Vista Pointe residential neighborhood (a manufactured housing community) and Ivy Tech Community College respectively. North and east of the subject property is commercially-developed land. A mix of largely non-residentially developed land with limited residential development of varying types is common in the immediate vicinity.

**TRAFFIC AND TRANSPORTATION:**

State Road 38 E is classified as an urban divided primary arterial according to the adopted *Thoroughfare Plan*. A new private street is planned to utilize an existing curb cut along the project's limited SR 38 E frontage and connect – through the subject property - to the northeast corner of Ivy Tech Community College's parking lot and network of private drives. Vehicular access could then be made from either Ivy Tech or from SR 38 E. Based on current UZO parking requirements, 487 parking spaces would be required. Given the proposed use and its proximity to Ivy Tech, staff agreed to a total of 330 spaces for the project in new on-site surface parking lots (totaling 218 spaces) and a parking agreement with Ivy Tech (allowing access for up to 112 spaces). CityBus was provided an opportunity to serve the new project via the proposed private street, but elected to not change existing routes instead. Trail and sidewalk connections are planned through the site, connecting the project to both Ivy Tech, the YMCA, SR 38 E (if sidewalks and/or trails are ever constructed by INDOT in its right-of-way), and a new proposed city trail connecting to a point along the project's southern boundary. Bicycle parking is also being provided in the form of outdoor racks and two bike storage rooms (one in each of the two apartment buildings).



**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site.

**STAFF COMMENTS:**

With the recent removal of the former mobile home park, this infill site adjacent to Ivy Tech Community College and YMCA is perfectly suited for a project like Anvil 38 Planned Development. Ivy Tech's location on the urban fringe and surrounded primarily by commercial and industrial development has relegated the campus of Ivy Tech to being largely a "commuter school". With Anvil 38 Planned Development, potential student residents will be able to easily walk or bike to campus, access the YMCA, and connect to the larger emerging pedestrian network planned for the vicinity.

The project itself is split into two phases consisting, in total, of two four-story multi-family buildings containing, altogether, 307 units and 411 bedrooms. Signage for the site is modest and consists of a small monument sign along the project's SR 38 E frontage and a wall sign near the leasing office. The project's design is centered on a large pedestrian plaza space through which the main pedestrian network runs. The "quad-like" design of this pedestrian-oriented open space is designed to highlight the project's relationship to the adjacent community college.

In its scale, collegiate design, pedestrian-oriented amenities, and robust landscaping, the Anvil 38 Planned Development is a welcome addition to this increasingly busy node of activity surrounding both Ivy Tech Community College and the YMCA.

**STAFF RECOMMENDATION:**

Approval, contingent on meeting all requirements of UZO 2-28-10 and the following for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. Final landscape plan and plant schedule shall be approved by the city's urban forester with the submission of the Final Detailed Plans;
6. Street addressing and private street name applications shall be made with APC prior to the submission of the Final Detailed Plans;
7. Drainage Board approval (relative to the project's plan to drain into F-Lake and/or other County-regulated facilities) shall be secured prior to the submission of the Final Detailed Plans;
8. A copy of the executed and recorded parking agreement with Ivy Tech Community College shall be delivered to APC and the City of Lafayette with the submission of the Final Detailed Plans.